

T H E   T O W N   O F  
**MERRIMAC**

S6911 State Highway 113 – P.O. Box 115  
Merrimac, WI 53561

**MINUTES OF THE PLANNING & ZONING COMMISSION**  
**August 18, 2010; 7:00pm**

Present were Richard Grant, Chair; John Gaedke, Tim Healy, Doug Hill, Eva Spear, and Ron Lestikow. Also present was Tim McCumber, Town Administrator.

Grant called the meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the June 16, 2010 commission meeting. Motion by Healy to accept as printed, second by Gaedke. Motion passed. There was no **OLD BUSINESS**. Under **NEW BUSINESS**, the commission discussed a request from Eldon McDaniel to relocate his landing strip from the Agricultural Conservation District to the Agricultural District. McCumber reported that Eldon has a landing strip in Riverland Conservancy and would like relocate it to another property in the ag district. The zoning ordinance would allow for a conditional use permit. Eldon McDaniel, resident of the Village of Merrimac, showed the commission approximately on a town map where the landing strip would be located at. McDaniel said that he would check with state aeronautics board and the FAA before actually relocating the property. Some proposed conditions would be to limit flights to the owner only and any restrictions imposed by higher authorities. A recommendation to allow Mr. McDaniel to proceed with the conditional use process was made by Gaedke, second by Healy. Motion passed. The commission then discussed a preliminary conditional use allowing for the continuance of the mobile home park located at Horseshoe Ct., Rick DuBois of Mosinee, Wisconsin. McCumber reported that the relationship between the current owner and the town has been strained. He also reported that residents routinely complain and that a change in ownership would be beneficial to those residents and the town. This property is currently zoned agricultural use and we had been negotiating to bring it into compliance as a Planned Area Development, but the owner walked away from the discussions. McCumber said the new buyer has essentially agreed to the terms of the PAD previously presented, noting the key to approval is vacating the road (Horseshoe or Vodan Ct.) and establish parking fees to eliminate the problems with tax collection. He spoke with the town's attorney and the town's planner. They agree a change in the ordinance now requires a Conditional Use Permit. He reported that Natalie Bussan said the zoning ordinance would need to be modified to make an exception for previously existing mobile home parks. The potential buy, Rick Du Bois said that he sees the issues to the setbacks and agrees that vacating the road would make sense. Grant said that in the past 10 years Mr. Hasselberg's past 3 attorneys reflects how difficult his case was and leaves a lot of questions regarding the status of the park in question. He does like Mr. DuBois' being agreeable to the terms the town offered to the previous owner. Mr. Grant moved to table the discussion to get consultation from the town's attorney, second by Healy. Motion passed. McCumber said that process would require engaging both the attorney and planner and felt the board could give Mr. DuBois a sense of moving forward. Grant moved to rescind the previous motion, second by Healy. Motion to rescind the previous motion passed. Grant the made a motion to work with Mr. Du Bois on the presented preliminary conditions by meeting with the planner and attorney at the September meeting. Second by Healy. Motion passed.

Under the **ADMINISTRATOR'S REPORT**, McCumber reported the town has issued 32 building permits with a value of \$632k. McCumber also reported Riverland Conservancy converted \$1 million of property into tax exempt status, a move that will cost each tax payer in town \$.10 per thousand based on last year's tax bill.

Motion to adjourn by Gaedke, second by Hill. Motion passed.